

# BRA DESIGN REVIEW

WHY

WHAT

HOW

# WHY

- Design review is a city service.
- Design review is about keeping the character of the City/neighborhoods.
- Design review is about managing change since change is inevitable.

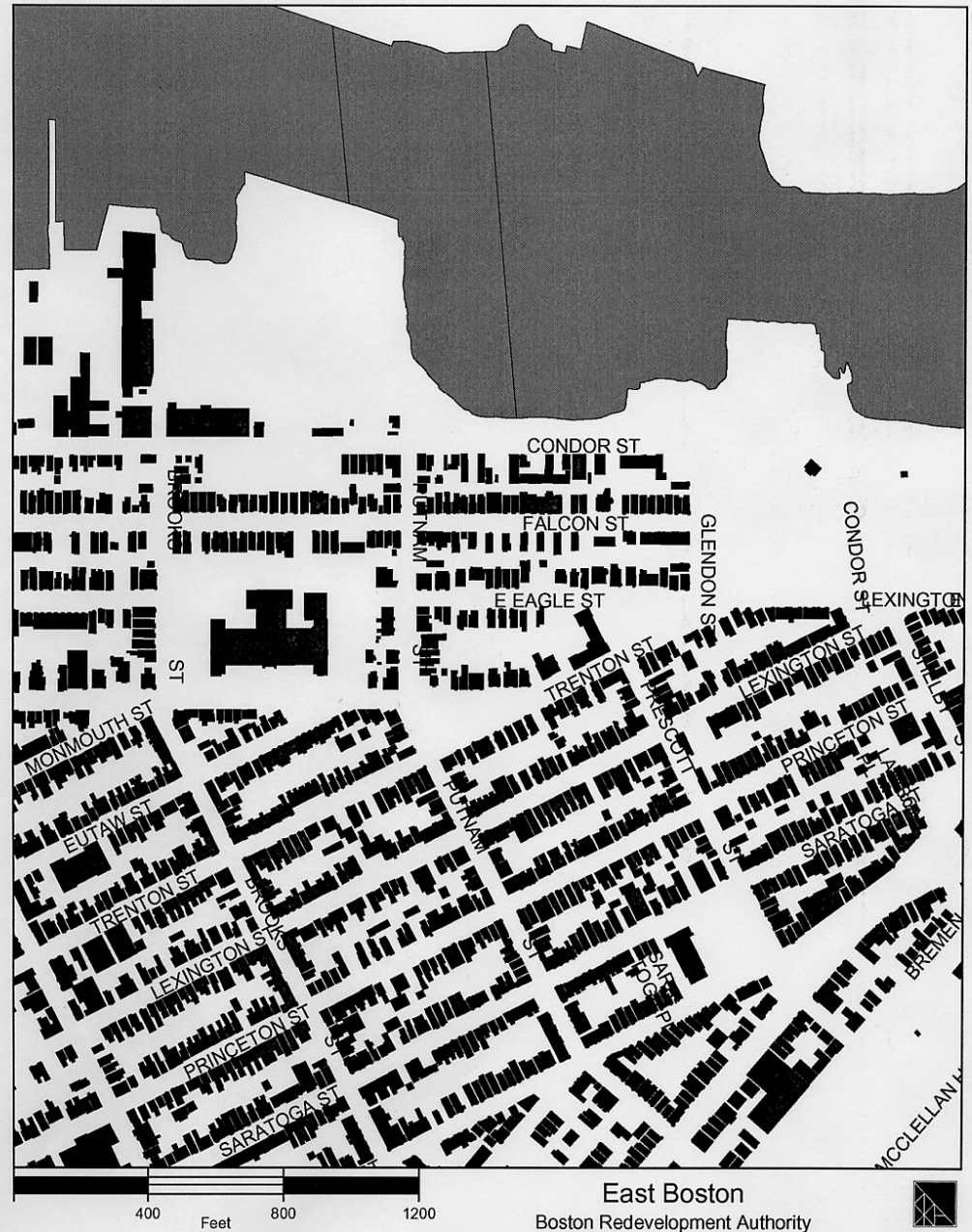
# WHAT

1. Neighborhood Character : Street Blocks / Patterns
2. Neighborhood Character : Housing Type Examples
3. Responding to Development Impacts
4. Incremental changes lead to major transformation



## NEIGHBORHOOD CHARACTER

### Street Blocks / Patterns



## NEIGHBORHOOD CHARACTER

### Street Blocks / Patterns





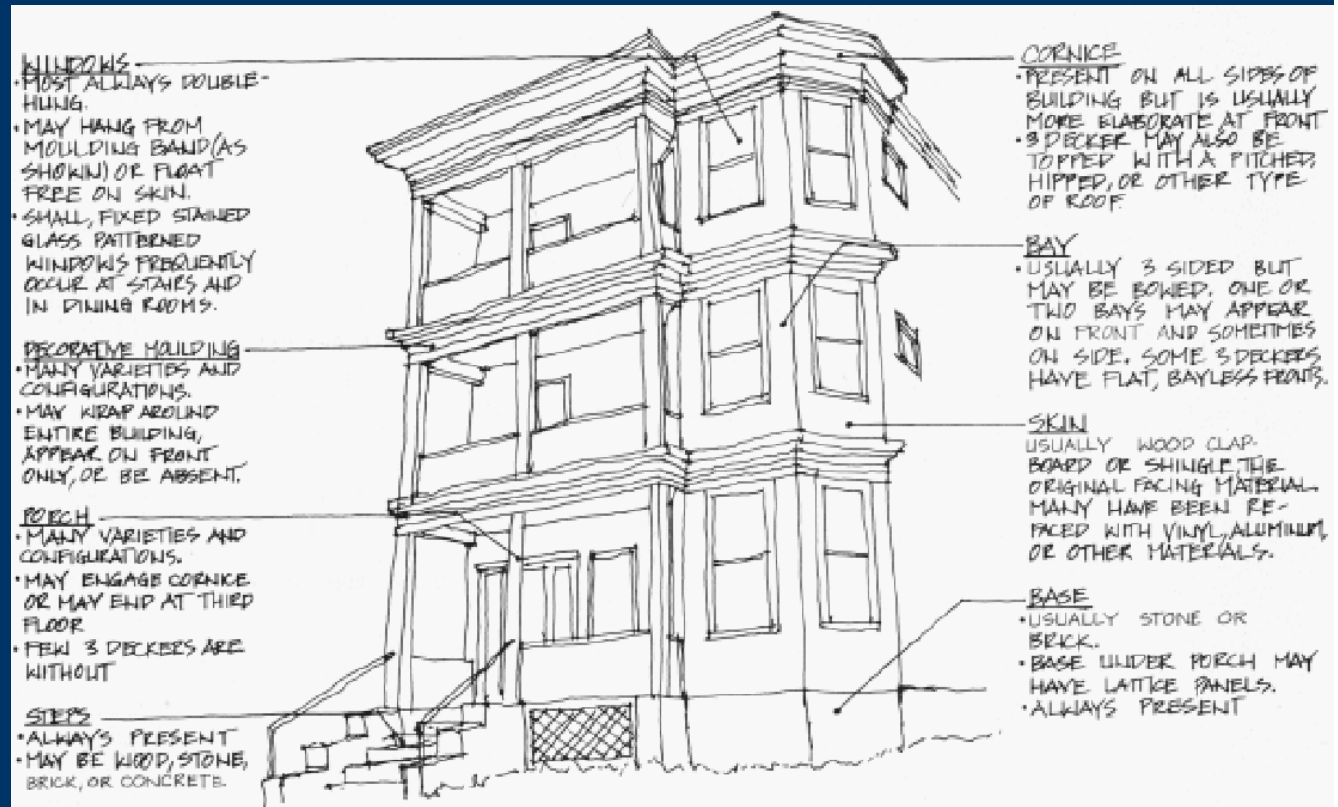
## NEIGHBORHOOD CHARACTER

### Street Blocks / Patterns



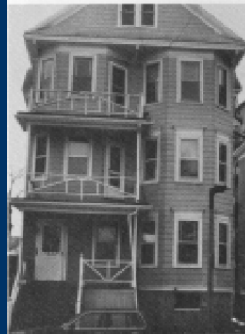
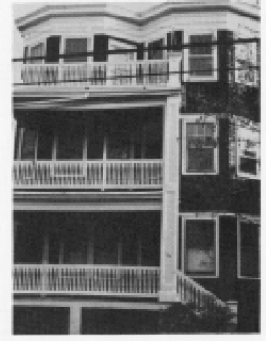
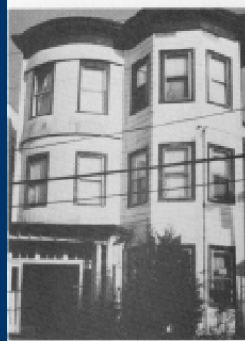
# NEIGHBORHOOD CHARACTER

## Housing Type Examples



# NEIGHBORHOOD CHARACTER

## Housing Type Examples



DOUBLE BAY NARROW : EXAMPLES

THREE DECKER

# NEIGHBORHOOD CHARACTER

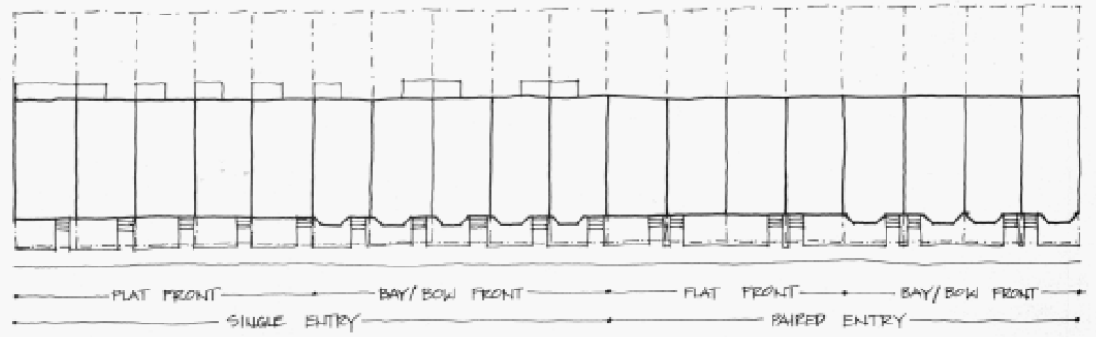
## Housing Type Examples





# NEIGHBORHOOD CHARACTER

## Housing Type Examples

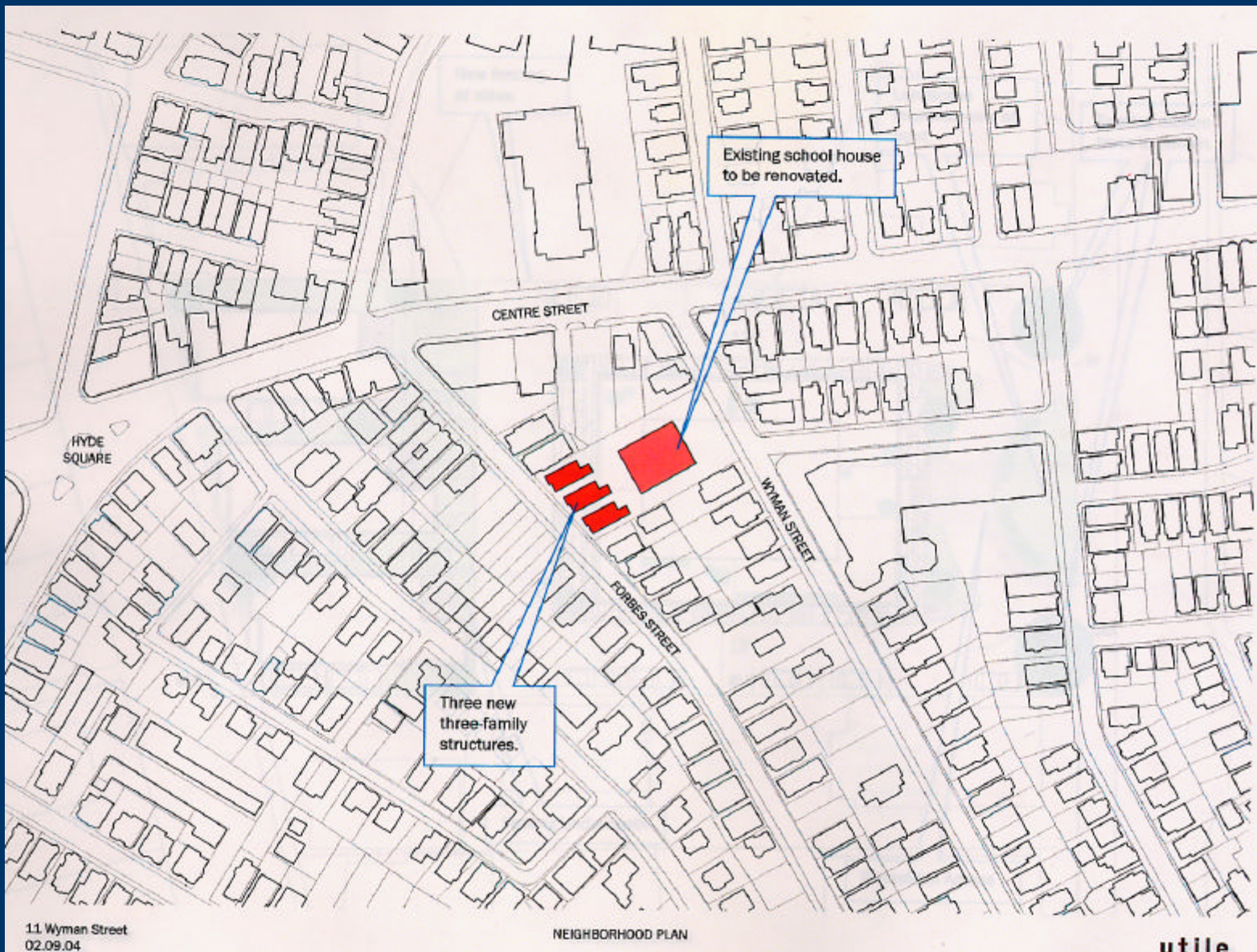


STREET PLAN



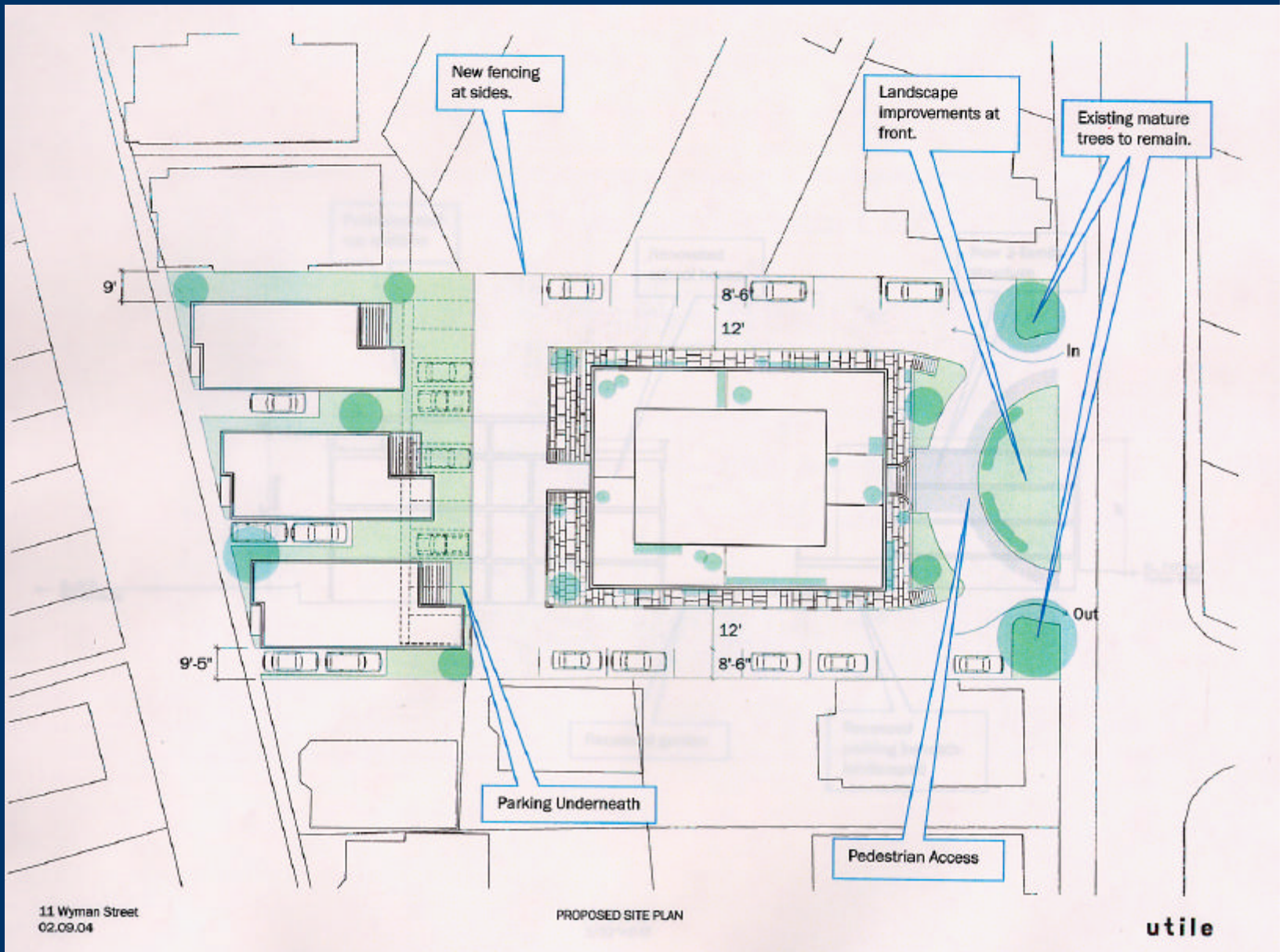
STREET ELEVATIONS

## RESPONDING TO DEVELOPMENT IMPACTS - Design Review Example





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## RESPONDING TO DEVELOPMENT IMPACTS - Design Review Example



View from Forbes Street



3 Family Forbes St. Elevation



Forbes Street Elevation

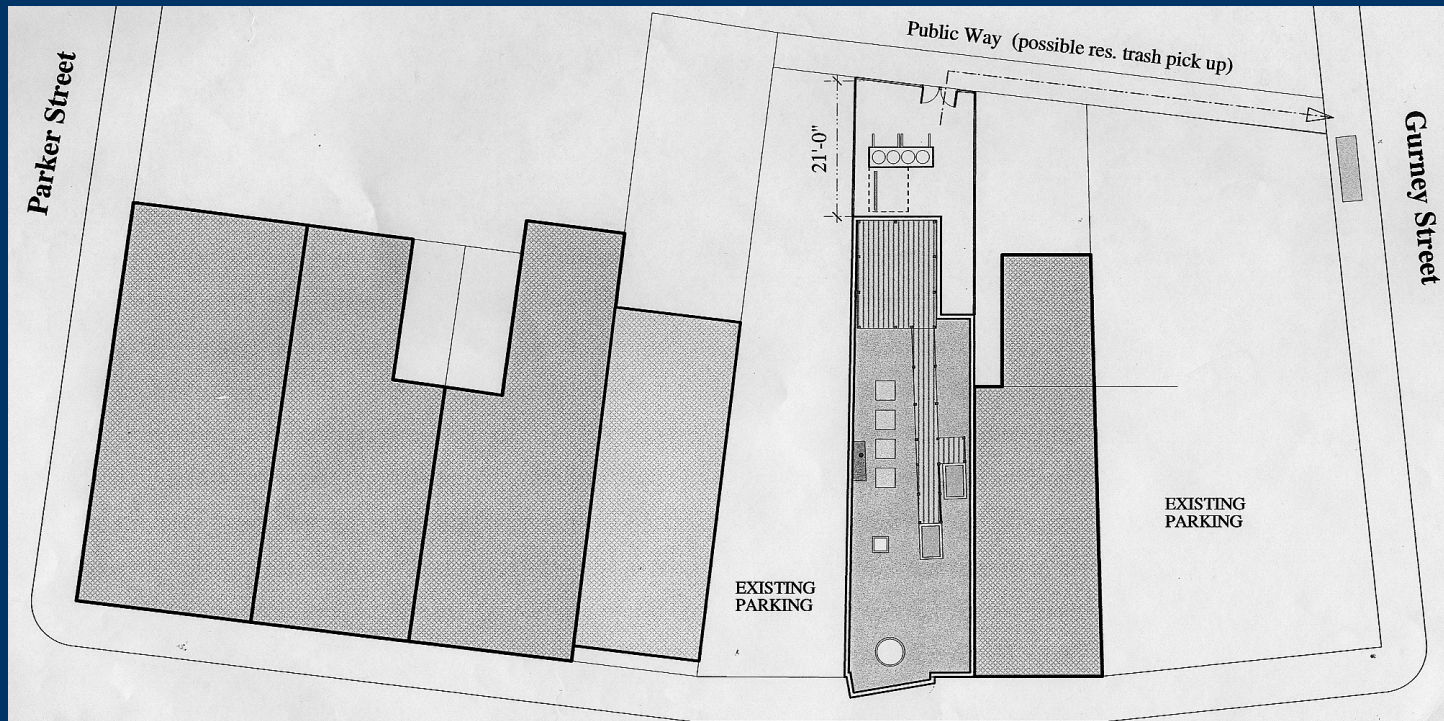


## RESPONDING TO DEVELOPMENT IMPACTS - Design Review Example





## RESPONDING TO DEVELOPMENT IMPACTS - Design Review Example



**ZONE:** NS (Neighborhood Shopping)

**Property:** 1751 sf    **Proposed Building:** 5156 sf

**FAR:** 2.0    **Proposed F.A.R.:** 2.9

**Max Height:** 45'    **Proposed Height:** 43'3"

<b>Setbacks:</b>	<b>minimum</b>	<b>Proposed</b>
Front yard:	None	None
Side yards:	None	None
Rear yard:	20'	21' 0"

Open space per dwelling unit (min):	
50 sf	60sf

**Parking:** 5 Spaces required    Off site provisions

Tremont Street

scale  
0 10 20 30 40



**GBDA**  
Greater Boston  
Design Associates  
Six Edgerly Place  
Boston, MA 02116  
617 524-4100

**Tremont Street Building**  
1431-35 Tremont St.  
Boston, MA

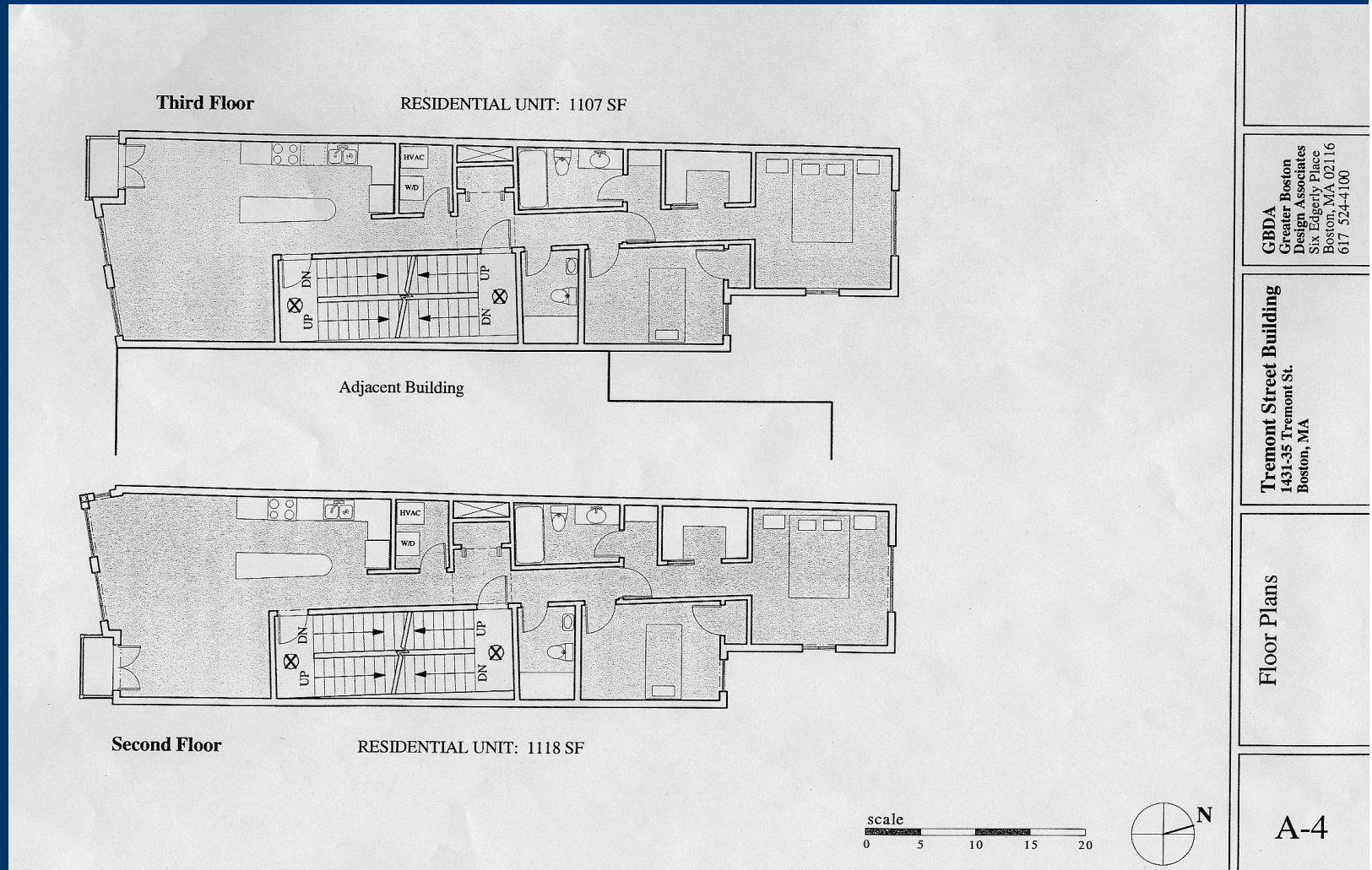
Site Plan

A-1

Date: 5/23/03



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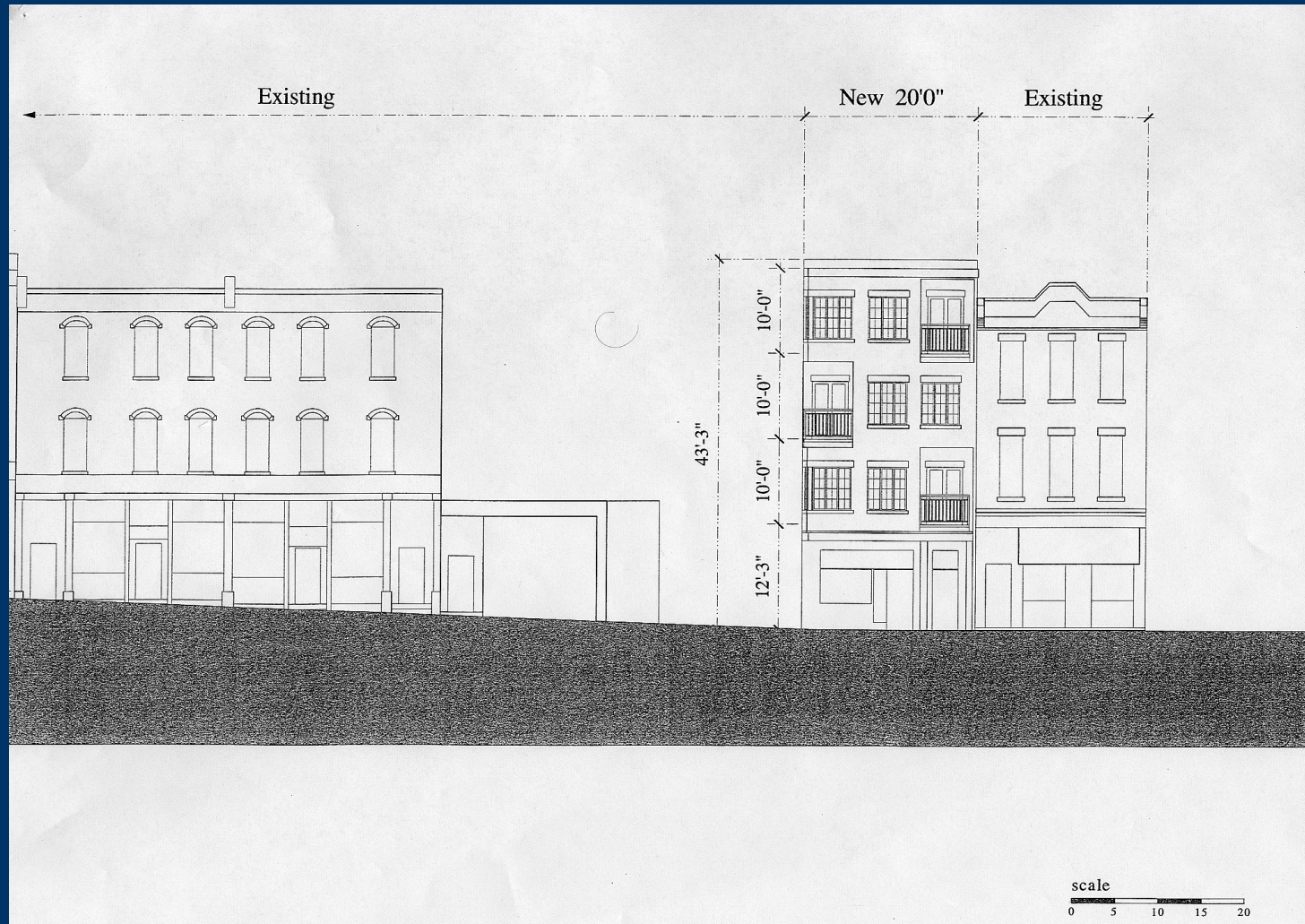
**Tremont Street Building**  
1431-35 Tremont St.  
Boston, MA

Rendering

A-8



## RESPONDING TO DEVELOPMENT IMPACTS - Design Review Example



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Tremont Street Building  
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Boston, MA

Tremont Street  
Elevation

A-2

## INCREMENTAL CHANGES





INCREMENTAL CHANGES can lead to major transformation



# HOW

- BRA Design Review is a combined effort, with input from other city departments and the community.
- Review of projects requiring BRA Design need to be completed before a permit is issued by ISD.
- BRA Design Review is conducted by the Urban Design staff at the BRA.